

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-23103 - APPLICANT/OWNER: SOUTHWEST DESERT
EQUITIES, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

APPLICATION REQUEST

This request is intended to annex ninety-six (96) parcels of land containing approximately 368 acres, generally located in the vicinity of State Route 157 (Kyle Canyon Road) between Moccasin Road on the north, bordered on the east and west by Vineyard Road and North Shaumber Road.

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	367.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Primarily Undeveloped	DR (Desert Rural Density Residential)	R-U (Rural Open Land)- Clark County Designation
North	Undeveloped	N/A (Not Available)	R-U (Rural Open Land)- Clark County Designation
South	Undeveloped	RC (Resource Conservation)	R-U (Rural Open Land)- Clark County Designation
East	Undeveloped	PCD (Planned Community Development)	U(PCD) (Undeveloped (Planned Community Development))- City of Las Vegas Designation
West	Undeveloped	DR (Desert Rural Density Residential)	R-U (Rural Open Land)- Clark County Designation

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ANALYSIS & FINDINGS

The ninety-six (96) subject properties are primarily undeveloped, with the exception of six parcels which have varying residential land uses, which can be seen in *Table 1* listed below.

<i>Table 1.</i>		
Parcel Numbers	Acreage	Existing Land Use
126-02-101-006	4.93	Minor Improvement Residential
126-02-101-007	4.92	Residential Single Family
126-02-201-009	2.13	Residential Manufactured Home
126-02-201-019	3.92	Residential Manufactured Home
126-02-601-016	2.07	Minor Improvement Residential
126-02-701-015	2.56	Residential Manufactured Home
TOTAL ACREAGE = 20.53		

The applicant has indicated the request for annexation is to obtain city services for future development. The Centennial Hills Sector Plan has designated the subject parcels as DR (Desert Rural Density Residential). Of the ninety-six (96) parcels, six (6) are publicly held by the Bureau of Land Management, ninety (90) parcels are privately owned.

This annexation is being processed under the provisions of NRS 268.580, commonly referred to as the “long form” annexation. In accordance with this, the applicant has included applications signed by more than 75% of the owners of the privately held land. A letter from the Bureau of Land Management has also been submitted stating their concurrence with the annexation of the publicly held land.

Prior to submittal of this item to City Council for adoption as an ordinance, a report will be presented in a public hearing outlining the provision of services to the area. Maps depicting the current locations of those services have been included in this submittal.

These parcels are in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2 (b), which states, “Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city.” Approximately one-third of the perimeter of this area is contiguous.

The current county zoning on the properties is R-U (Rural Open Land). The city’s zoning equivalent is U (PCD) Undeveloped (Planned Community Development) zone, with a DR (Desert Rural Density Residential) General Plan Designation.

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

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ASSEMBLY DISTRICT N/A

SENATE DISTRICT 13

NOTICES MAILED 113

APPROVALS 0

PROTESTS 1